

AGENDA

REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JUNE 11, 2007
7:00 p.m.

City Hall Council Chambers
2263 Santa Clara Avenue, Third Floor
(Corner of Santa Clara Avenue and Oak Street)
ALAMEDA, CA

City Hall will Open at 6:45 p.m.

Please file a speaker's slip if you wish to address the Board. Anyone wishing to address the Board on agenda items or Oral Communications may speak for a maximum of 5 minutes per agenda item when the subject is before the Board. The Board may limit the speaker's time to 3 minutes when five or more speaker's slips are submitted.

1. CONVENE:
2. FLAG SALUTE:
3. ROLL CALL: President Lynch, Vice-President Cook, Cunningham, Ezzy Ashcraft, Kohlstrand, Mariani and McNamara.
4. MINUTES:
 - 4-A. Minutes for the Special meeting of May 29, 2007.
5. AGENDA CHANGES AND DISCUSSION:
6. STAFF COMMUNICATIONS:
 - 6-A. Future agendas.
7. ORAL COMMUNICATIONS:
 - * Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5-minute time limit.
8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from

the Planning Board or a member of the public by submitting a speaker slip for that item.

8-A. **Annual Status Report on Implementation of the General Plan**

8-B. **UP07-0002 – S. Fong – 2601 Blanding Avenue #B.** The applicant requests approval of a Use Permit pursuant to Section 30-10.6 of the Alameda Municipal Code to install five additional game machines at the existing Play N Trade store. The applicant also requests to hold promotional gaming events once per month. Play N Trade is located within the Bridgeside Shopping Center in the C-2-PD (Central Business District/Planned Development Combining) Zoning District.

8-C. **Initial Study IS05-0001; Planned Development Amendment PDA05-0001; Major Design Review DR05-0010; Use Permits UP06-0003, UP06-0010, UP06-012 and UP06-0013; – Applicant: Safeway, Inc. 2234 Otis Drive (adjacent Alameda Towne Centre) (DG).** The applicant requests approval of Planned Development Amendment, Major Design Review and Use Permits allowing the demolition of an existing bank building and redevelopment of the property with a gas station. The project includes three covered pump islands, each containing three pumps, for a total of eighteen pumping stations. Fuel will be stored in three 20,000 gallon underground storage tanks. In addition to the approximately 7,500 square-foot canopy covering the gasoline pumping facilities, the project includes an approximately 625 square-foot building, housing the cashier's desk, restrooms and retail sales of convenience items. The applicant is proposing twenty-four hour operations and the sale of beer and wine. An Initial Study / Mitigated Negative Declaration has been prepared for this project. Mitigation measures have been identified that will reduce potentially significant impacts to a less than significant level. The site is located within a, Central Business District with Planned Development overlay Zoning District (C-2-PD). **(Continued to the meeting of June 25, 2007.)**

9. REGULAR AGENDA ITEMS:

9-A. **UP06-0010 – N. Saidian & L. Zektser - 1310 Central Avenue.** The applicant requests approval of a Use Permit pursuant to Section 30-20.2 of the Alameda Municipal Code to extend the hours of operation for the Alameda Valero Gasoline Station, an existing legal nonconforming service station. The current hours of operation for fuel service and auto repair are 9:00 am-6:00 pm Monday through Friday, 9:00 am-4:00 pm on Saturday, and closed on Sunday. The proposed hours for fuel service and auto repair would be 7:00 am-8:00 pm Monday through Friday, 9:00 am-4:00 pm on Saturday, and closed on Sunday. The auto repair hours would be eliminated on Saturday. The Alameda Valero Gasoline Station is located in the R-4 (Neighborhood Residential) Zoning District.

10. WRITTEN COMMUNICATIONS:

11. BOARD COMMUNICATIONS:

- 11-A. Oral Status Report regarding the Oakland/Chinatown Advisory Committee (Board Member Mariani).
- 11-B. Oral Status Report regarding the Transportation subcommittee (Board Member Kohlstrand).
- 11-C. Oral Status Report regarding the Alameda Climate Protection Task Force (Board Member Cunningham).

12. ADJOURNMENT:

PLEASE NOTE: Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Planning & Building Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

- * Sign language interpreters will be available upon request. Please contact the Planning & Building Department at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours prior to the meeting to request an interpreter.
- * Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- * Minutes of the meeting are available in enlarged print.
- * Audiotapes of the meeting are available upon request.
- * Please contact the Planning & Building Department's Executive Assistant at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.